

John V. Gridley House
37 Charlton Street
New York, N. Y.
New York Co.

HABS No. NY-441

HABS
NY,
31-NEYO,
31-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA
District No. 4
New York City

REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
Wakefield Worcester, District Officer
25 West 44th Street, New York, N. Y.

HABS
NY,
31-NEYO,
31-

JOHN V. GRIDLEY HOUSE
37 Charlton Street

Borough of Manhattan, New York County, New York.

Owner (or Custodian):

Dr. A. Garbarino (Corino Realty Corporation)

Date of Erection:

1829

Architect:

Unknown

Builder:

John V. Gridley (owner)

Present Condition:

Good. One story frame addition on rear of house. Part of original closet space on 3rd floor converted into bathrooms and kitchenette.

Number of Stories:

Three stories and basement.

Materials of Construction:

Foundations of stone, wood floors, interior walls of plaster, exterior walls of brick, roof made of wood covered with tar paper and gravel.

The original covering of roof unknown.

Other Existing Records:

None

Rev. Oct. 7. 36 T.H.W.

Additional Data:

<u>Year:</u>	<u>Record:</u>	<u>Reference:</u>
1697	This site was part of the Nicholas Bayard west farm. Title to the greater portion of the farm passed to Nicholas Bayard on the 21st of June, 1697.	Liber 77 - Patents Page 130 Recorded in office of the Secretary of State, Albany, N.Y.
1789	This property was included in a mortgage to Peter Van Burgn Livingston, and, he, Nicholas Bayard, the elder, and the judgment creditors of the latter conveyed it to Daniel Ludlow and Brockholst Livingston, as tenants in trust	NY Hall of Records Block 519 Lot 63 Record of Conveyances
1794	Nicholas Bayard conveyed this property to Aaron Burr	H of R B1.519 L. 63 Record of Conveyances
1797	June 17. Aaron Burr is recorded as the owner of the block including this site	Tract Report 695
1804	June 1. Aaron Burr conveyed property, including this lot, to John Jacob Astor by lease	H of R Liber 67 Conveyances P 2
1819	August 24. Aaron Burr sold the property to John Jacob Astor	H of R L 138 Conveyances P 521
1825	John Jacob Astor conveyed one lot - the present site of 37 Charlton Street - to John V. Gridley by lease	H of R L 194 Conveyances P 169
1828	John V. Gridley is recorded as the owner of <u>one lot</u> on Farm #172, Ward or Lot #3394, valued at \$1,200.	Record of Assess- ments 8th Ward
1829	John V. Gridley is recorded as the owner of <u>one house on one lot</u> on Farm #172, Ward or Lot #3394, valued at \$4,000.	Record of Assess- ments 8th Ward
1834	Mrs. Gridley is now recorded as the owner of the house and lot on this site with an assessed valuation of \$4,500. In later years she is also recorded as "Widow Gridley".	Record of Assess- ments 8th Ward
1848	December 2. The administrators of John V. Gridley conveyed the property to James Gridley and John Schuyler.	H of R L 510 Conveyances P 589
1850	June 10. The administrators of John V. Gridley surrendered the lease to the Rector, Church Wardens and Vestrymen of Trinity Church in New York.	H of R L 547 Conveyances P 273

<u>Year:</u>	<u>Record:</u>	<u>Reference:</u>
1850 (cont'd)	On the same day Trinity Church transferred the lease to James Gridley and John Schuyler by lease	H of R L 547 Conveyances P 288
1864	August 12. Trinity Church conveyed the property to James Gridley and John Schuyler by lease	H of R L 910 Conveyances P 566
1865	August 19. John Schuyler conveyed his share of the lease to James Gridley	H of R L 946 Conveyances P 184
1889	April 27. James Gridley conveyed the lease to Clarissa P. Schuyler	H of R L 2218 Conveyances P 152
1917	May 29. The Rector, Church Wardens and Vestrymen of Trinity Church in N.Y. conveyed the property to William S. Coffin	H of R L 3025 Conveyances P 9
1920	September 18. William S. Coffin conveyed the property to Catherine Coffin	H of R L 3186 Conveyances P 11
1930	April 3. Catherine B. Coffin conveyed the property to the Corino Realty Corporation	H of R L 3765 Conveyances P 15
1930	April 25. The Corino Realty Corporation conveyed the property to Anthony and Adeline Garbarino	H of R L 3765 Conveyances P 206
1936	Dr. Anthony Garbarino remains the owner of 37 Charlton Street. He uses the first and second floors for his office and residence, while the third floor has been converted into an apartment.	

Worcester (Author)

Approved October 19, 1936

Wakefield Worcester
Wakefield Worcester, District Officer.